

Peter David

Properties Ltd

Residential Sales and Lettings



18 Robin Hood Road

Ferndale, Huddersfield, HD2 1NR

Offers in the region of £190,000



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Ground Floor -

Entrance Hallway

Access the property via a solid wooden door into a spacious tiled hallway providing access to the kitchen/diner, downstairs WC. and living room. There is a useful under stairs storage cupboard and carpeted stairs rising to the first floor.

Downstairs WC

An under stairs WC with hand basin with tiled splash back and tiled flooring.

Kitchen/diner

A well appointed kitchen/diner with tiled flooring, matching grey wall and base units, laminate worktops, tiled splash backs and a stainless steel splash back to the back of the hob. Integrated appliances comprise; an oven, a gas hob and an extractor fan. There is also a fridge/freezer, a washing machine and a dishwasher included. An inset stainless steel sink and drainer is situated in front of the PVCu window to the front aspect. There is ample space for a dining table and there are sliding glass paneled doors opening into the living room, providing the opportunity to make one large open-plan living space.

Living Room

A spacious living room offering plenty of natural light through a pair of PVCu double doors leading out into the rear garden.

First Floor -

Landing

A good-sized landing space with access to the first floor bedrooms, house bathroom and a useful storage cupboard to the top of the stairs.

House Bathroom

A partially tiled house bathroom with vinyl flooring (black tiles are underneath the vinyl) and a three-piece white suite comprising a WC, hand basin and bath with overhead shower and glass screen. There is a PVCu privacy window to the rear and a large storage cupboard housing a newly installed boiler.

Bedroom Two

A double bedroom with a PVCu window to the rear.

Bedroom Three

A third double bedroom with a PVCu window to front

Second Floor -

Master Bedroom

A small landing area with a PVCu window to the front aspect and stairs rising from the first floor leading directly up to the bright and spacious master bedroom suite. There is a PVCu window to the front aspect and a Velux window to the rear offering plenty of natural light. The room also benefits from fitted wardrobes, overhead storage and bedside cabinets providing useful storage space.

En-suite

An attractive en-suite with a WC, wash basin and shower cubicle. There is acrylic paneling to the shower area, a tiled splash back to the sink and tiled flooring. There is also a Velux roof window.

Exterior

Externally the property features a large, enclosed rear garden with a decked area and a lawn with surrounding flower beds. To the front is a small lawn and a single driveway leading to a single garage.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



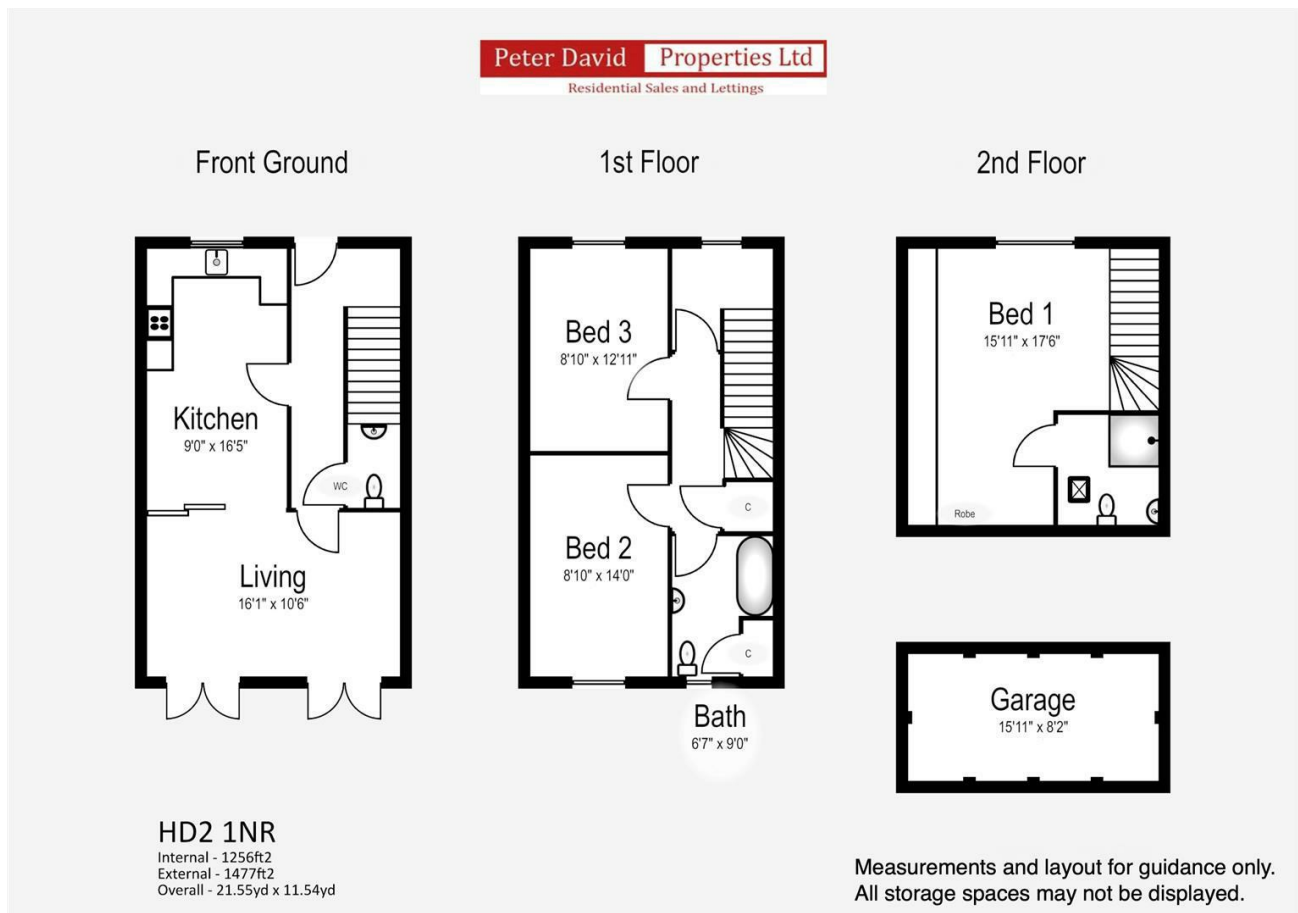
Hybrid Map



Terrain Map



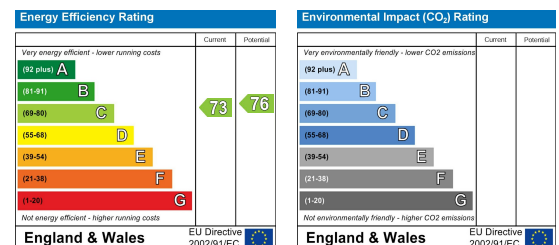
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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